

BROOKSIDE

PROFESSIONAL CENTER

8853-8859 FOX DRIVE THORNTON, CO 80260

Brookside PROFESSIONAL CENTER

8853-8859 FOX DRIVE

ECPAC	501 BENCHHEALER LLC
Chaparral Chis Construction, LLC	Acting Up LLC
Boujee	John Perry Cargis Business
Mesa's LLC	John Eric Farrant Business LLC
Construction Office Solutions	Muse Studio
	PURX STUDIO

INVESTMENTS SNAPSHOT



ASKING PRICE
\$2,195,000



BUILDING SIZE
16,510 SF



OCCUPANCY
APPROX 81%



AVAILABLE SPACE
3,167 SF



PARKING RATIO
3.45/1,000 SF



LOCATION
METRO

WHY INVESTORS SHOULD LOOK



**STABLE
IN-PLACE
INCOME**



**LEASE-UP
OPPORTUNITY**



**WELL-MAINTAINED
BUILDING**



**EXCELLENT
CURB APPEAL**



**EXCELLENT
I-25 ACCESS**



**IDEAL FOR PRIVATE
INVESTORS &
1031 BUYERS**

JUSTIN RAYBURN

JRayburn@FountainheadCommercial.com

303.249.3730



FOUNTAINHEAD
COMMERCIAL

INVESTMENT OPPORTUNITY

Brookside Professional Center combines stable in-place income with approximately **3,167 SF** of lease-up opportunity, allowing investors to increase cash flow while acquiring a well-maintained office asset in the growing North Metro Denver corridor.



IMMEDIATE CASH FLOW
with lease-up upside

PROPERTY HIGHLIGHTS

- 16,510 SF multi-tenant office investment
- Approximately 81% occupied
- 3,167 SF of available space
- Recent common area improvements
- Monument signage available
- Flexible office configurations
- Attractive tenant mix
- Excellent North Metro location
- Ample parking (3.45/1,000 SF)

JUSTIN RAYBURN

JRayburn@FountainheadCommercial.com

303.249.3730



MARKET OVERVIEW



Denver office market is in the early stages of recovery.



New office construction remains limited.

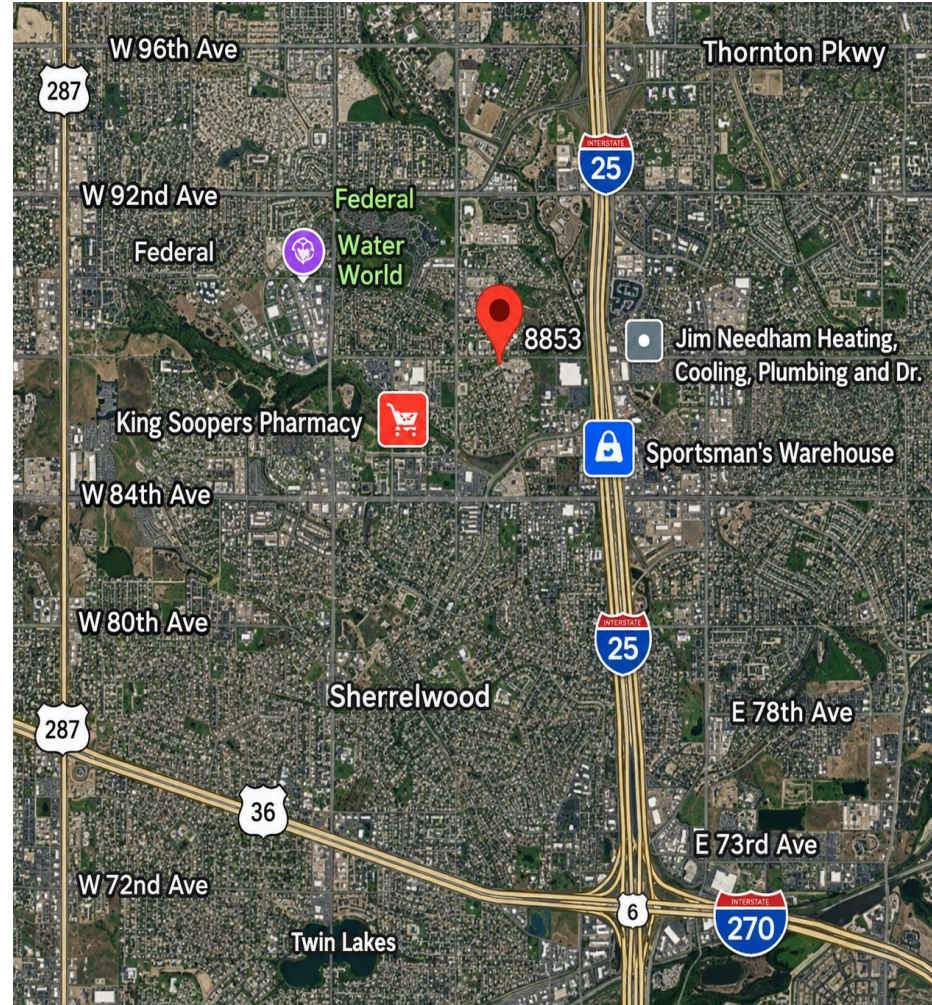


Investor activity has increased, led by private capital.



Northwest Denver is a well-established submarket with excellent access and amenities.

LOCATION ADVANTAGE



2 Minutes



3 Minutes



Downtown Denver
15 Minutes



Downtown Westminster
5 Minutes



Denver Int'l Airport (DIA)
25 Minutes

JUSTIN RAYBURN

JRayburn@FountainheadCommercial.com

303.249.3730



STRONG DEMOGRAPHICS (WITHIN 5 MILES)



**326,548
POPULATION**



**118,737
HOUSEHOLDS**



**\$108,827
AVERAGE
HOUSEHOLD INCOME**



**13,811
BUSINESSES**



**124,030
EMPLOYEES**

JUSTIN RAYBURN

JRayburn@FountainheadCommercial.com

303.249.3730



**FOUNTAINHEAD
COMMERCIAL**